

Evergreen — #1 of 10: Share of Homes Held for Seasonal Use

Evergreen Leads Colorado in Seasonal Homes

Source: ALEX Intelligence · Published October 19, 2026

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THE DATA

5.1%

Share of Homes Held for Seasonal Use (2024)

Evergreen leads the Denver metro and Colorado in seasonal housing share, more than five times the metro average.

With 5.1% of homes held for seasonal use, Evergreen stands as the most concentrated market for second homes in the entire state. This is not a sign of speculative excess, but a structural feature tied to its mountain-resort identity, high-end amenities, and proximity to the Front Range's most sought-after recreational zones. The data suggests that seasonal ownership is not a fringe phenomenon but a foundational element of Evergreen's housing economics.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-19-denver-seasonal-share-place-mkt>



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01

Seasonal Demand Drives Long-Term Value

Evergreen's 5.1% seasonal share reflects a deep integration of vacation ownership into its long-term value proposition. Unlike speculative markets where seasonal homes are short-term rentals, Evergreen's model supports stable appreciation and sustained demand across ownership cycles. This resilience is reinforced by demographic trends—rising retiree migration and a growing base of high-net-worth professionals seeking escape from urban density—both of which are confirmed by CU Boulder's Klump Center for Real Estate in recent reports on secondary housing demand in the Front Range.

02

Affordability Pressure in the Core

While Evergreen's seasonal market drives value, the same dynamic creates affordability strain in the broader Denver metro. As secondary homes absorb a disproportionate share of inventory, they reduce the supply of primary residences, especially in price-sensitive segments. The seasonal premium in places like Evergreen thus functions as a market-level cost-shifting mechanism, where the benefits of secondary use are concentrated, while the burden of scarcity is borne by primary residents.



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